

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Survey No. B-4988

1. Name

Historic 1300 – 1312 Kuper Place
and / common

2. Location

street & number 1300 – 1312 Kuper Place
city, town Baltimore
state & zip code Maryland 21205 county

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	X occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
X building(s)	X private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	X private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	X yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name
street & number telephone
city, town state & zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber
street & number Clarence Mitchell Courthouse folio
city, town Baltimore State Maryland

6. Representation in Existing Historical Surveys

title
date federal state county local
depository for survey records
city, town state & zip code

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7. Description

Condition

☐ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check One

☐ unaltered
☒ altered

Check One

☒ original site
☐ moved:
date of move: _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This row of seven two-story, two-bay wide houses late Italianate-style brick houses with shed roofs and wooden scroll-sawn bracketed cornices were built c. 1888 by the same builder responsible for the south of this same block of Kuper Place. None of the houses retain their original brick facades, which were always painted. The entire row has been covered with formstone.

The houses are two stories in height, 12' wide (13' for the end houses), and occupy lots 57' deep. Each house is three small rooms deep and there is no backbuilding. The houses are probably constructed in running bond and were originally painted. Each house has a single hooded chimney located at the rear corner of the house. The shed roofs are capped by a wooden cornice consisting of a crown molding supported by three long scroll-sawn brackets decorated with grooves, that once connected to a lower molding strip, and ended with a distinct trefoil pattern. The frieze panel, which also serves as ventilation for the attic, is decorated with a row of circular shapes, separated by short verticals, all created with a jig saw. On several of the houses the cornice was removed when the formstone was put on.

The tall, narrow window and door openings probably had segmentally arched brick lintels, with plain tympanums, and brick sills, but now all are obscured by the formstone covering. One set of original 4/4 sash survives; the rest of the openings are filled with modern 1/1 replacement sash. Doorways have single-light transoms, but many have been covered over and all entrances show a variety of replacement door types. The houses sit on low basements, lit by a single-light sash. Each house is reached by three concrete steps.

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8. Significance

Period	Area of significance	check one & justify			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> theatre	
<input type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other: specify	

Specific dates c. 1888

Builder/Architect

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of houses significant as representing the level of architectural stylishness builders were willing to give to small street houses in the late nineteenth century and is testament to the fact that there was no stigma attached to small street living. The houses were built according to a pattern that was quite common to the city's working class neighborhoods of the period c. 1870 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and northeast and southwest of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide three-bay-wide, two-story houses on the main streets, and smaller, 11' to 13'-wide two-bay-wide, two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$1,200 - \$1,500; small street houses for \$700 - \$900.

Occasionally, the builder retained ownership of his small street houses to provide income for himself as rental properties. In this way people of varying means could afford to live in the same block. If they couldn't afford the approximately \$750 purchase price of the small street houses, then they *could* afford the \$8 or so a month it would cost to rent one, while they saved to be able to buy their own home later.

The houses are especially significant because of their proximity to the Baltimore & Ohio railroad yards and related industries and to the slaughterhouses of southwest Baltimore and their related industries, particularly the William Wilkens & Co. Curled Hair Manufactory, one of the largest employers in the area. Moderately-priced housing was built to provide homes for the mainly German immigrants who came to southwest Baltimore to work in these rapidly expanding industries in the decades after the Civil War.

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9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*
(New York: Princeton Architectural Press, 1999)

10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

date

street & number 1306 Carrollton Ave.

telephone

city, town Baltimore

state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of rights.

Return to:

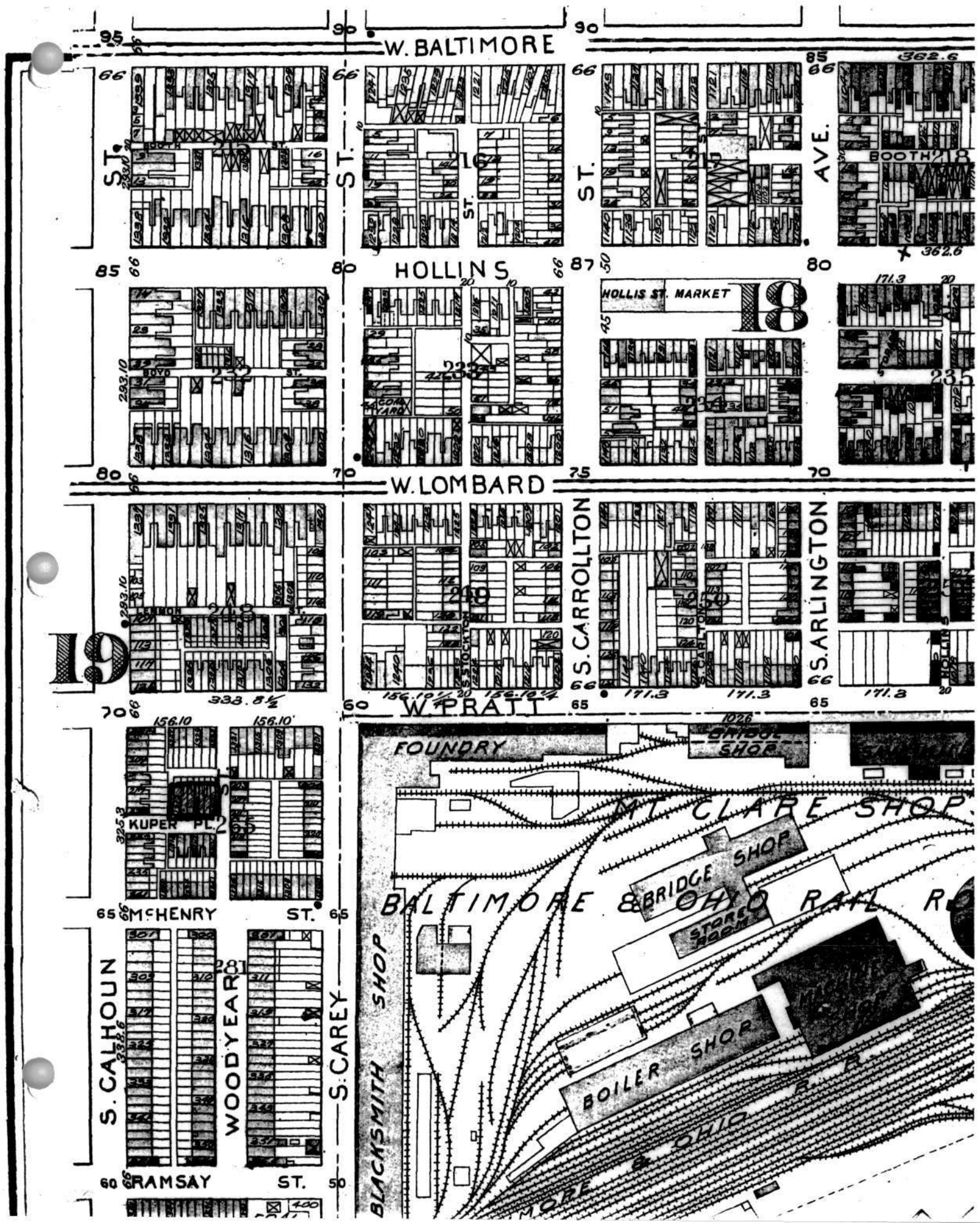
DHCP/DHCD

Maryland Historical Trust

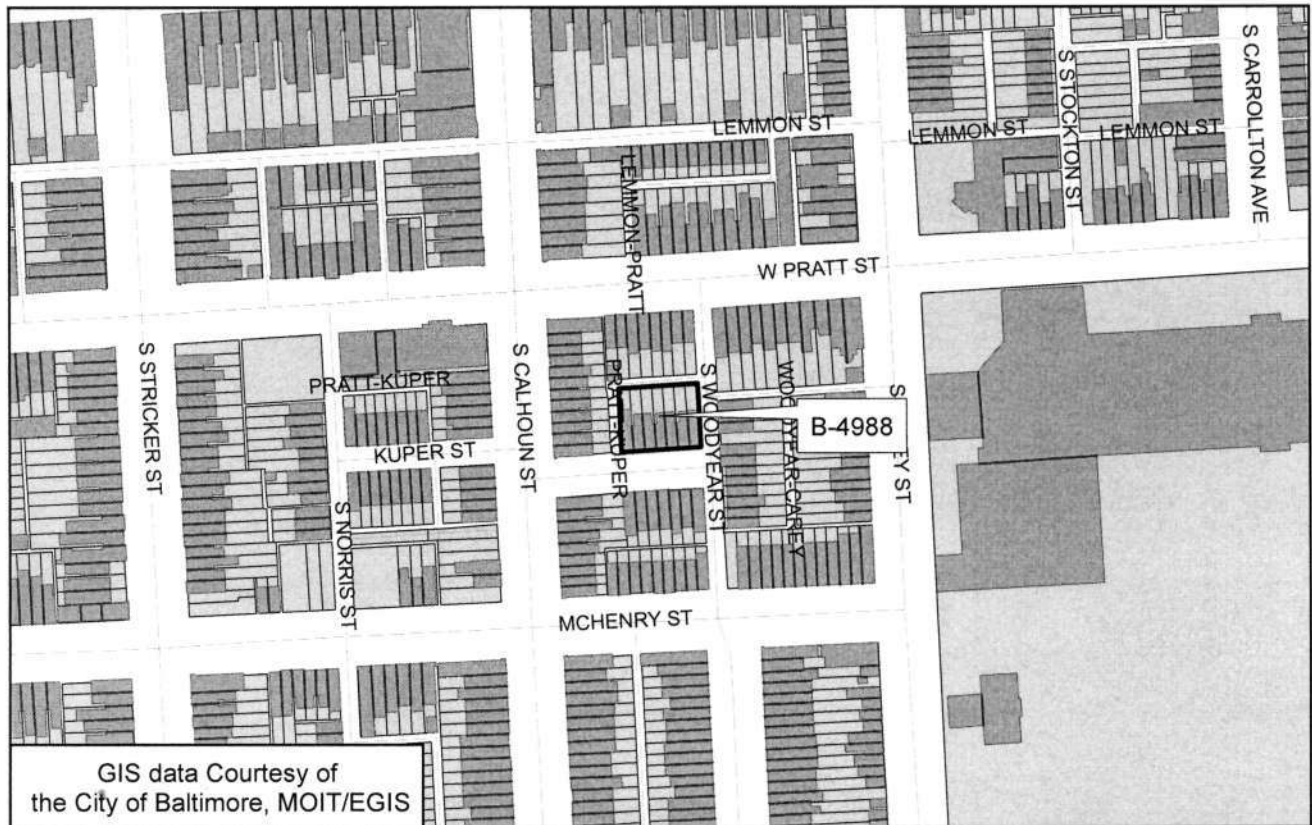
100 Community Place

Crownsville MD 21032-2023

B-4988 1300-1312 Kuper Place
BALTO. MD



B-4988
1300-1312 Kuper Place
Block 0265 Lots 094-100
Baltimore City
Baltimore West Quad





B-4988

1300-1312 Kuper Pl.

BALTO. MD

W. Nield

u/od

MD SHDD

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